113.0	0007	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	728,300	/	728,300
USE VALUE:	728,300	/	728,300
ASSESSED:	728,300	/	728,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
580		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GOLDMAN GARY/ETAL
Owner 2:	HOPWOOD JONNA C
Owner 3:	
Street 1:	580 SUMMER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .134 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Vinyl Exterior and 1491 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5851.000	353,100		375,200	728,300
Total Card	0.134	353,100		375,200	728,300
Total Parcel	0.134	353,100		375,200	728,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 488.40 | /Parcel: 488.40

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
72637			07/18/16

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 113.0-0007-0001.0

!8818!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	353,100	0	5,851.	375,200	728,300		Year end	12/23/2021
2021	101	FV	343,100	0	5,851.	375,200	718,300		Year End Roll	12/10/2020
2020	101	FV	343,100	0	5,851.	375,200	718,300	718,300	Year End Roll	12/18/2019
2019	101	FV	263,800	0	5,851.	369,800	633,600	633,600	Year End Roll	1/3/2019
2018	101	FV	263,800	0	5,851.	284,100	547,900	547,900	Year End Roll	12/20/2017
2017	101	FV	263,800	0	5,851.	268,000	531,800	531,800	Year End Roll	1/3/2017
2016	101	FV	250,800	0	5,851.	246,500	497,300	497,300	Year End	1/4/2016
2015	101	FV	237,700	0	5,851.	230,500	468,200	468,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:58:55

LAST REV

Date	Time
09/08/16	10:35:50
apro	

TAX DISTRICT | PAT ACCT. 8818

USER DEFINED

Prior Id # 1:	72637
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOLMES JEFFREY	25444-555		6/28/1995		180,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/19/2016	266		125,000	O				
10/6/2004	1019	Redo Bat	110,000	C		G6	GR FY06	LENGTHEN EXISTING

ACTIVITY INFORMATION

Date	Result	By	Name
7/18/2016	Meas/Inspect	DGM	D Mann
7/11/2016	Left Notice	DGM	D Mann
7/11/2016	Permit Visit	DGM	D Mann
12/9/2008	Meas/Inspect	345	PATRIOT
4/22/2005	Permit Visit	BR	B Rossignol
2/9/2000	Meas/Inspect	263	PATRIOT
8/31/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5851		Sq. Ft.	Site		0	70.	0.92	6			Med. Tr	-10					375,185						375,200	

Total AC/HA:	0.13432	Total SF/SM:	5851	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	375,185	Spl Credit		Total:	375,200

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	178.605
Other Features:	90500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	433783
Depreciation:	80684
Depreciated Total:	353100

COMMENTS

PDAS. OF=2ND SINK IN FBATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 7	BRs: 3	Baths: 1	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2004
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

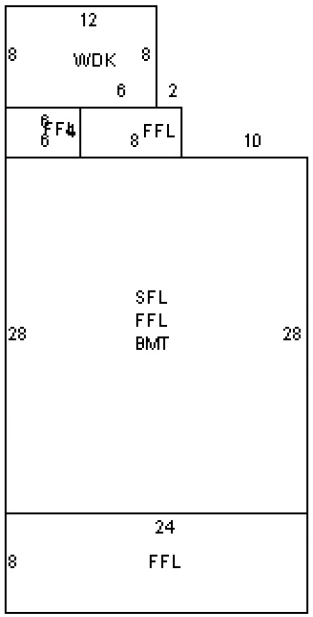
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	196.47
Special Features:	0	Val/Su Net:	156.31
Final Total:	353100	Val/Su SzAd	236.79

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	920	178.610	164,317
BMT	Basement	672	53.580	36,007
SFL	Second Floor	571	178.610	102,019
WDK	Deck	96	15.680	1,505

Net Sketched Area:	2,259			Total:	303,848
Size Ad	1491.2000	Gross Area	2360	FinArea	1491

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	85				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 113.0-0007-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1975	0.00	T	35.2	101						

More: N	Total Yard Items:	Total Special Featues:	Total: